

# Lancaster County, Nebraska

# LAND AUCTION

Cropland With Acreage Development Potential

**218.74 Acres** (MORE OR LESS) - **Two Tracts**

**Friday – June 24, 2011 – 10:00 A.M.**

**Raymond, Nebraska**

Raymond Fire Station, 4210 West Raymond Road  
(Top of hill, north side of Raymond Rd)

**Leona Schmieding Estate – Owner**

**LOCATION:** The sale properties are located approximately 8 miles northwest of Lincoln, NE and three miles south of Branched Oak Lake.

**Tract 1** – is located one mile west and ½ mile north of Malcolm High School on NW 126<sup>th</sup> Street or one half mile north of the intersection of NW 126<sup>th</sup> Street & West Bluff Road.

**Tract 2** – is located 1 ½ miles west of Malcolm High School at Southeast corner of the intersection of NW 140<sup>th</sup> Street & West Bluff Road

**LEGAL DESCRIPTION: Tract 1** – Part of the S1/2NW1/4 also known as Lot 11 Section 17, Township 11 North, Range 5 East of the 6<sup>th</sup> p.m., Lancaster County, Nebraska containing 78.69 acres more or less.

**Tract 2** – Part of the NW1/4 also known as Lot 5 Section 19, Township 11 North, Range 5 East of the 6<sup>th</sup> p.m., Lancaster County, Nebraska containing 140.05 acres more or less.

**PROPERTY DESCRIPTION: Tract 1** is 76.37 acres of rolling dry cropland and a patch of trees. Soils include Aksarben silty clay loam, Pawnee clay loam, Yutan silty clay loam, Judson silt loam, and Pawnee clay. This parcel is located immediately adjacent to a rural acreage development in the parcel to the south.

**Tract 2** is 140.05 acres that includes 107.95 acres of rolling dry cropland and 26.43 acres of terraced grassland area. Primary soils include Aksarben silty clay loam, Pawnee clay loam, Yutan silty clay loam, and Judson silt loam.

**FSA BASE INFORMATION:**

		<b>CROP</b>	<b>ACRES</b>	<b>DIRECT &amp; CC YIELD</b>
Tract 1	76.4 Ac crop	Corn Base	14.8 Ac	74 bu/ac
		Soybean Base	12.5 Ac	25 bu/ac
		Wheat Base	17.1 Ac	34 bu/ac
		Grain Sorghum	29.4 Ac	72 bu/ac
Tract 2	108 Ac crop	Corn Base	None	None
		Soybean Base	14.1 Ac	25 bu/ac
		Wheat Base	41.5 Ac	34 bu/ac
		Grain Sorghum	50.4 Ac	72 bu/ac

FSA records indicate neither tract has wetlands. Both tracts are considered Highly Erodible Land and are currently being operated in compliance with an approved conservation plan. The farms are NOT enrolled in the ACRE program and receive the full direct program payment.

**MINERAL RIGHTS:** All mineral interests owned by the Seller will be conveyed to the Buyer.

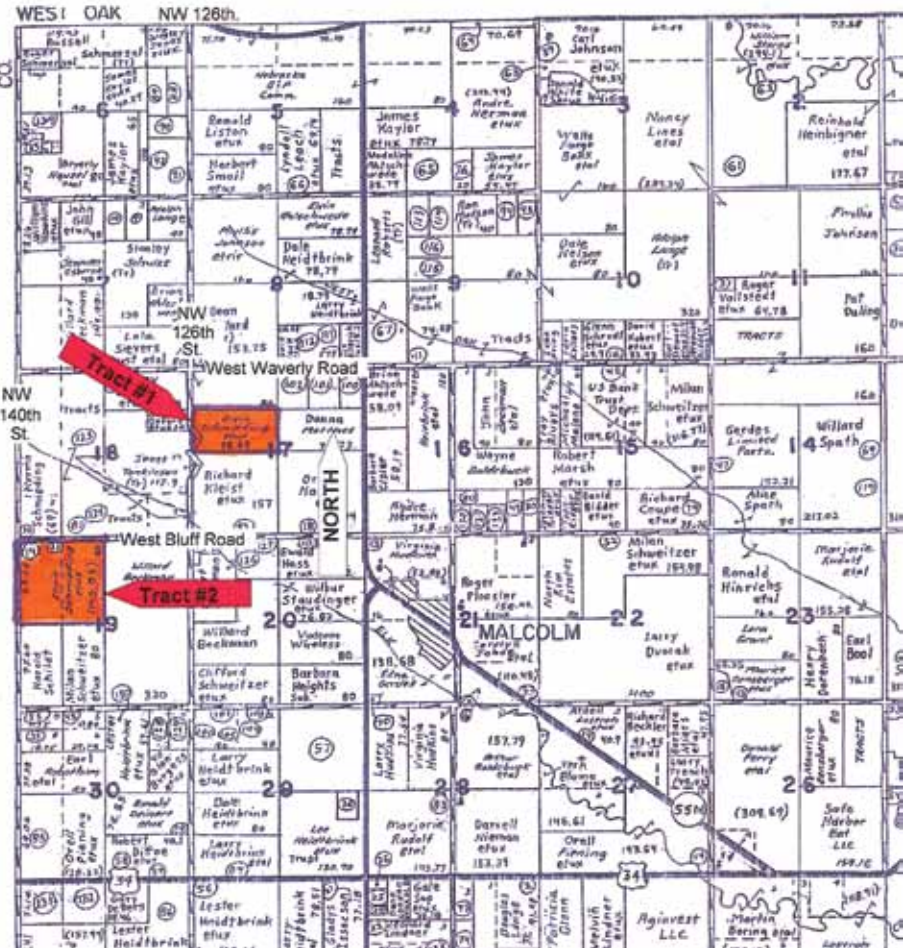
**POSSESSION:** Possession of the land will be granted to the Buyer upon completion of final sale closing subject to the current 60/40 cropshare lease agreement. Buyer will assume the landowners 40% share of the growing corn and soybean crops and reimburse the Seller for the 40% share of the paid 2011 corn & soybean production expenses due upon sale closing (expense amount to be determined by sale date). **Sellers reserve possession of landowner's share of the growing wheat crop on Tract 2.**

**PROPERTY TAXES:** Property taxes for 2010 and all prior year will be paid by Seller prior to closing. Property taxes for 2011 on Tract 1 shall be the Buyer's full responsibility. Property taxes for 2011 on Tract 2 shall be prorated at closing based upon the 2010 taxes with a \$616.00 credit going to the Buyer (55ac wheat x \$11.20/ac).

Property taxes for 2010 (payable in 2011): **Tract 1** – \$999.01.  
**Tract 2** – \$1,568.55.

**CONDITIONS:** This sale is subject to all easements, covenants, and restrictions of record.

**SURVEY:** A survey of the property will not be provided. If the Buyer chooses to survey the property it will be at the Buyer's expense. There will be no adjustment to the final sales price determined at the auction if a surveyed acreage results in more or less area than reported sale acres as determined by the county plat.



**METHOD OF SALE:** This property will be auctioned as two separate tracts with no combination. Bids on the property shall remain open until the Auctioneer announces the property is sold or closes the bidding process. Final sale is subject to the approval of the Sellers.

**TERMS:** Immediately upon conclusion of the auction, the successful highest bidder (s) will enter into a real estate purchase contract, and deposit with the broker 10% of the bid price as earnest money. All earnest money will be held in the broker's trust account until sale closing or until transferred to a sale closing agent. The balance of the purchase price will be due upon delivery of merchantable title. Cash or guaranteed check is required at closing. Sale closing shall be on or about July 25, 2011. **Sale shall not be contingent upon Buyer financing.** Please arrange any financing needs with your lender in advance of sale. Property is being purchased "as is" with Seller having no obligation to bring the property into a lender approved condition.

**CONVEYANCE & TITLE:** Seller will furnish the successful bidder a Personal Representatives Deed. Seller shall provide an owner's policy of title insurance in the amount of the purchase price. The cost of owner's title insurance will be shared equally between Seller and Buyer. Any mortgagee policy costs will be charged to the Buyer.

**AGENCY:** AgriSun and Pathfinder Company and its representatives are agents of the Seller.

**ANNOUNCEMENTS:** Property information provided was obtained from sources deemed reliable; however, the Auctioneer makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition, and to rely upon their own conclusions. Any announcements made the day of the auction by the Auctioneer will take precedence over any previously printed material or oral statements. Bidding increments are at the discretion of the Auctioneer.

FOR ADDITIONAL INFORMATION CONTACT:

PLEASE SEE OTHER SIDE FOR AERIAL MAP.



- Real Estate Sales
- Crop Insurance
- Farm Management
- Appraisals

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**PATHFINDER COMPANY**  
Farm Management & Real Estate Services



**Roger L. Koertner, General Manager**

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- Farm Real Estate Auctioneer

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For weather cancellation please refer to the website or call the agents.



**AERIAL VIEW  
 OF THE  
 PROPERTY**